



Ritchie Bros. Special Use Permit Narrative

Ritchie Bros.: Who and What

Ritchie Brothers Auctioneers deals primarily in the sale of agricultural, forestry, construction and mining equipment. Established in 1958 and headquartered in Vancouver, British Columbia, Ritchie Bros. has grown from its modest beginnings to a company with 40+ permanent auction sites around the globe. Currently, Ritchie Bros. operates a facility in Olympia, WA (Maytown) that is at its operational capacity, hence creating the need to relocate to a new larger and more efficient facility. The proposed relocation site is located just south of Napavine on the west side of Interstate 5 and can be accessed via Exit 68.

Ritchie Bros. evaluates specific site criteria for new facilities and relocations. A few of these criteria are: proximity to large markets, economically feasible land prices, good visibility, ability to achieve appropriate zoning, having acceptable access, etc. The proposed Lewis County site meets the majority of these site criteria and therefore makes it the lead candidate for the potential relocation. Substantial research has been conducted and very few other sites in Western Washington meet these site criteria for relocation.

Ritchie Bros. hopes to keep its Northwest operations located in the State of Washington and build an attractive and efficient site to allow for positive future growth for the state, the county and the community.

Typically, a Ritchie Bros. auction facility will staff its offices Monday through Friday. This generates approximately 10 peak hour trips during the non auction period. Auctions are held 4-8 times a year. About 2 weeks before an auction, the delivery of equipment begins and the yard starts to be become occupied. The day(s) of an auction will last from 8AM to around 6PM. Although there is a specific start time, customers come and go all day long, as would be the case at a concert or rodeo, hence reducing time specific road impacts. Many customers generally know what they plan to bid on before the sale and arrive and leave throughout the day based on projected sale times of their item/s. The ability of these customers to access the site almost directly from I-5 (via exit 68) further minimizes the impacts on the County road system.

A typical schedule for an auction event is as follows:

- Delivery of equipment prior to auction: approximately 2 weeks before.
- Auction Event: 1 to 4 day duration
- Removal of equipment after a auction: approximately 2 weeks following the auction

Development Proposal

Significant planning and engineering has already been completed to reach the goal of an attractive and efficient site which meets the requirements of local and state agencies. Further, Ritchie Bros has proposed to implement additional measures over and above those required by local and state agencies to ensure that potential adverse impacts of the facility will be reduced or eliminated for the surrounding properties. Of this approximately 203 +/- gross acre site, about 123 +/- acres or approximately 60% of the site will be improved for equipment display and structures. The remaining approximate 80 +/- acres or approximately 40% will be dedicated to wetland mitigation and enhancement, the addition of native landscaped berms and storm water ponds all providing substantial separation from neighboring properties. This buffer, which in most cases is approximately 100' +/- wide, will include a rounded, elevated and landscaped berm which should provide substantial separation to neighbors.

Aside from placing a pervious gravel surface for the display of equipment, three buildings are planned: an auction building, a refurbishment building and a check-in building. The auction building houses the 'auction theatre', rest rooms, registration and office space. The auction building, being the most widely utilized building on the site, is located adjacent to Interstate 5 and over 1,400 ft from the closest adjacent property line and over 2000' for the closest adjacent property dwelling..

The refurbishing building is an ancillary service building with a proposed location along the western boundary of the site. This is an enclosed building in which, if chosen by the customer, equipment can be washed and refurbished. This is generally conducted before the auction in hopes of achieving a higher sales price by seller, but sometimes following an auction, by the new owner. Ritchie Bros. has designed this building with an environmentally conscious approach and has constructed over 30 similar refurbishing facilities around the world. Ritchie Bros utilizes a 'closed loop' water recycling system at the refurbishing building. This system prevents any potential contaminants from being discharged into the septic system or ground water. Equipment wash water is directed into an enclosed weir system (advanced oil water separator) and then dried out on a contained and impervious concrete surface inside the building before being transported off site to a certified environmental facility. The refurbishing building will be bordered by a substantial landscape berm to the south and west which should greatly minimize views of the facility by neighbors and reduce noise from I-5.

The proposed location of the Check-in building is along the south entrance drive towards the southern property line. Equipment being transported to the site is required to stop at the check-in building to confirm all necessary paper work and identify any leaks or other concerns. Equipment arriving to the check in with leaks are evaluated further and are either turn around and sent off site

for repairs or sent to a impervious compound area to be repaired if a leak is deemed minor. Major repairs are generally not allowed on site, only minor and cosmetic repairs.

Compliance with SUP criteria.

17.115.020 General criteria.

The county adopted the following criteria as general criteria which shall be required as part of every special use permit issued by the County.

(1) The maximum environmental noise levels established by Chapter 173-60 WAC and incorporated herein by reference, together with any adjustments authorized therein.

Response: The proposed Ritchie Bros. facility will comply with the noise level limits established by WAC 173-60.

(2) The air quality standards adopted by the Southwest Washington Air Pollution Control authority and any SWAPCA permit issued for a project.

Response: The proposed Ritchie Bros. facility will comply with the air quality standards and permits approved by the Southwest Washington Air Pollution Control Authority (SWAPCA).

(3) The terms of any permit issued for a project by a resource agency, including Washington State Department of Fish and Wildlife, HPA, water quality permit, Chapter 90.48 RCW, shoreline permit, Chapter 90.58 RCW, or permit issued by the U.S. Army Corps of Engineers.

Response: The proposed Ritchie Bros. facility will comply with the terms of any permit issued for the project by a resource agency.

(4) Conditions imposed in any final environmental determination, Mitigated Determination of Nonsignificance or Final Environmental Impact Statement under Chapter 43.21C RCW.

Response: The proposed Ritchie Bros. facility will comply with any mitigation measures applied to the project through the SEPA process.

(5) Adequate provision must be made for potable water, waste disposal, parking, transportation, and storm water control.

Response: The proposed Ritchie Bros. facility has considered and included in the design of the proposed project facilities to provide for potable water, waste disposal, parking, transportation and storm water control. Potable water will be provided through a new private on site well and water system. The well will comply with DOE's provisions for exempt private wells not drawing more than 5,000 gal in any day. A septic system will be installed that will meet the waste disposal needs of the site. A paved (approx. 1 acre) parking lot will be provided for the weekday staff use of the site throughout the year. A separate graded and graveled area will be provided on site to meet the auction event parking needs. Storm water facilities are proposed on the site. These facilities have been designed to comply with Lewis County's storm water codes.

(6) The general criteria shall be applied to all special uses and shall be the criteria for those uses not specifically identified below.

Response: The proposed Ritchie Bros. facility will comply with both the General and Specific Criteria described in this section.

(7) No special use permit shall be approved in any subarea or location where the limits identified in LCC 17.42.040 for projects have been reached.

Response: LLC 17.42.040 states that Regional Auctioneering Facilities shall be limited to 2 facilities per sub area. The proposed Ritchie Bros. Facility will be the first regional auctioneering facility located in this sub area and in the entire county.

17.115.030(15) SUP Specific Criteria - Auctioneering Facilities

(15) Auctioneering Facilities: Auctioneering Facilities to serve the equipment needs of the transportation, industrial and agricultural industries (including the local and regional markets) are permitted as a special use. These facilities are deemed to be consistent with the rural character and development patterns of Lewis County as long as the following special conditions are met:

The special conditions:

a. Site Characteristics:

(i) The site shall be at least 80 gross acres but shall not exceed 240 gross acres.

Response: The proposed site for the Ritchie Bros. regional auctioneering facility is approximately 203 +/- acres. The site complies with this criterion. (ii) The building area on the site shall not exceed 80,000 gross square feet.

Response: Ritchie Bros. proposes to construct 3 buildings on site. An auction building of approximately 31,000 +/- sq ft, a refurbishment building of approximately 37,000 sq ft +/- and a check-in building of approximately 2,600 sq ft+/- . The total building area on site is approximately 71,000 sq ft +/- and complies with the 80,000 sq ft limit.

(iii) The site shall be located within one mile measured horizontally from a major transportation corridor.

Response: The proposed Ritchie Bros. facility is immediately adjacent to Interstate 5 and the entrance is less than ¼ mile from exit 68. The site complies with this criterion.

b. Services: The use does not require urban services.

Response: The proposed facility will have a well and septic system. The well and storage tank will provide all the water the site requires. The septic system will provide all the waste treatment the site requires. No urban services are required for the proposed facility.

c. Preservation of Rural Areas:

(i) Critical areas on the site shall be preserved with their buffers.

Response: A Critical Areas report has been prepared and submitted with the proposed Special Use Permit for the site. The property has several wetlands and a stream on the property. The proposed mitigation plan shows how the on-site wetlands and stream and their buffers are being protected and enhanced.

(ii) No critical areas variances shall be granted except as needed to provide access and/or necessary utilities to the site.

Response: No critical areas variances are proposed.

d. Off-site impacts: The special use shall adequately mitigate potential off-site impacts, including but not limited to, parking, noise, lighting, fumes and dust.

Response: Ritchie Bros. hosted an informational meeting in March of 2010 at Fire District 5 headquarters for neighbors of neighbors of record within 500' of the proposed project and

additional neighbors of interest. Some adjustments to the proposed site plan were made due to this informational meeting and subsequent neighbor feedback.

The following potential impacts are ones adjacent property owners maybe the most concerned about as it relates to visual, noise, storm water quality / volume, traffic, and parking.

Buffers: The site plan proposes a buffer of approximately 100' +/- wide around the west, south and north property lines. This buffer will contain a landscape berm that will be approximately 15' +/- high. It will also be planted with native trees and shrubs, which will in time, grow to an estimated 30' +/- in height of vegetated buffer. The separation this buffer provides together with the berm and the vegetation should substantially reduce views of the site. The same separation will also assist in noise and dust attenuation. The top surface that Ritchie Bros. plans for this site along with their operation standards requiring the watering of the site during auction times will further reduce dust impacts.

Noise: The auction building, producing the highest volume of 'noise' on the site has a proposed location as far away as possible from adjacent property owners, that being next to the freeway. Further, the building has been designed for much of the auction activity to happen inside the building. Both of these measures should mitigate concern related to noise and the limited about of noise produced at a auction event. Noise during the typical work week (majority of the year) is limited to locally based yard and administrative employees.

Traffic: The proposed entrance to the site is within 500 ft of Interstate 5. This allows employees and customers to reach the site without crowding and congesting county roads. A large majority of the people who access the site will arrive via I-5 and therefore the site should not have significant adverse impacts on the County road system. Further, a long access drive is also planned to allow for a significant amount of on-site stacking for trucks and customers arriving to the site. This feature again minimizes potential adverse impacts on adjacent roads and properties.

Parking: The current Ritchie Bros. facility in Olympia (Maytown) is undersized with approximately 40 +/- acres. On event days, customers often park along county roads creating safety concerns. This is one of the many reasons Ritchie Bros is looking to relocate to a large and more efficient facility. The proposed site plan, has approximately 10 +/- acres dedicated for on-site event parking. Ritchie Bros. does not anticipate that any adjacent properties or roads will be impacted by event parking.

Stormwater: Ritchie Bros. has commissioned a Lewis County based licensed engineering firm to design a stormwater system that will meet county and state requirements for stormwater control. Catch basins will be installed throughout the site to collect stormwater. That water will then be directed to one of the numerous ponds throughout the site. These ponds will be constructed to a size to accommodate a large storm event. The catch basins and the ponds will also be constructed to naturally clean the water. Water will be allowed to leave the ponds by emptying into the current water channels that drain the area; however it will be at a controlled rate. The controlled rate is selected to mimic the amount of water that entered a stream in storm events when the site was still in its undeveloped state. This ensures that streams are not damaged by sudden high volumes of stormwater. The proposed stormwater system will be compliant with county and state regulations and therefore no anticipated adverse impacts associated with the storm facilities are expected.

17.160.030 Special use criteria.

Before approving an application for a special use permit, the hearing examiner shall ensure that any specific standards of the use district defining the special use are fulfilled, and shall find adequate evidence showing that the proposed special use at the proposed location:

(1) Will be harmonious and in accordance with the general and specific objectives of the Lewis County comprehensive plan and zoning regulations.

Response: The proposed special use, a regional auctioneering facility, and the development plan submitted by Ritchie Bros. will be harmonious and in accordance with the Lewis County Comprehensive Plan and Zoning regulations. This is impart due to the project's compliance with the specific criteria of the Special Use Permit for Regional Auctioneers Facilities and Ritchie Bros. design and development of the site to minimize impacts to adjacent land owners and the community.

(2) Will be adequately served by essential public facilities such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and waste disposal, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

Response: The proposed facility is adequately served by streets and highways. Both the Lewis County Sheriff's Department and Fire District #5 have submitted letters indicating their ability to provide protection for it. The on-site water system and septic system will be adequate for the uses proposed on site. An Lewis County licensed professional engineer is involved with the design of stormwater facilities and the county will still be responsible for issuing a permit for those structures that proves to be adequate.

(3) Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community.

Response: The proposed facility will not create an excessive additional need for public facility and services. It is not expected be detrimental to the economic welfare of the community and in turn is expected to have a positive economic benefit to the community and to Lewis County.

(4) Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reasons of excessive production of traffic, noise, smoke, fumes, glare, or odors.

Response: The proposed use is not expected to involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare due to traffic, noise, smoke, fumes, glare or odors.

(5) Will have vehicular approaches to the property designed as to not create an interference with traffic on surrounding public streets.

Response: The vehicular approach to the property will be designed to ensure that no interferences with traffic on surrounding public streets are created via on site vehicle stacking lanes.

(6) Will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of major importance. [Ord. 1170B, 2000]

Response: The proposed facility will not result in the loss, destruction or damage of a natural, scenic or historic feature of major importance.

In Closing

Ritchie Bros. has gone to great lengths to identify a location and design a facility that complies with The County's Comprehensive Plan and Development Regulations. We believe compliance with these goals, policies and regulations ensure that the proposed facility both protects and is consistent with rural character as required by Washington State's GMA.